



PEAR TREE COTTAGE HORTON

Special detached bungalow presented to a very high standard, in one third acre idyllic countryside setting on the outskirts of the village.

This beautiful property has a real feeling of space both inside and out. Extended by the current vendors to provide light and airy feel, it features a fantastic open plan kitchen diner / family room which opens on to the enclosed rear garden. Located off a peaceful lane on the outskirts of the Village, the amenities in Chipping Sodbury and Yate are only a short drive away. The accommodation, which benefits from countryside views includes: entrance hall, an impressive open-plan kitchen dining / family room, utility, garden room, lounge, 3 bedrooms with master ensuite and a further bathroom. The generous gardens are beautifully set out and maintained plus there is driveway parking for several cars and a detached double garage plus double carport.

£685,000



COUNTRY
PROPERTY

Pear Tree Cottage, Bushes Lane, Horton, Gloucestershire, BS37 6QL

🌿 Detached Bungalow 🌿 In About A 1/3 Acre 🌿 Open Plan Kitchen 🌿 2 Receptions 🌿 3 Bedrooms & 2 Bathrooms 🌿 Double Garage & Double Carport 🌿 Countryside Location 🌿 Energy Efficiency Band E

Horton is a quiet sought-after Cotswold country village designated an Area of Outstanding Natural Beauty. There is a renowned village Church School and it is within easy reach of full educational, shopping and other facilities in Chipping Sodbury and Yate, conveniently placed for the A46, M4 junction 18 Tormarton, M4/M5 Almondsbury, Bristol, Bath and the Cotswolds. Good access to London via Chippenham railway station.



GROUND FLOOR

Entrance Hall Airing cupboard, radiator, loft access, wooden flooring.

Lounge 11' 9" x 17' 2" (3.58m x 5.23m) Windows to rear, fireplace with wood burner, French doors to rear garden.

Garden Room 12' 1" x 11' 2" (3.68m x 3.40m) Windows to front and rear plus feature window to side, 2 x Velux windows, wooden floor, French doors to rear garden, radiator.

Open plan Kitchen Diner / Family Room 20' 10" x 22' 11" (6.35m x 6.99m) Windows to rear, range of wall and base units with granite worktops and splash backs, single bowl sink unit, island unit with induction hob with cooker hood over, 2 x integral fridge and freezers, integral dishwasher, 2 x radiators, Travertine floor, 2 x French doors to side and rear.

Utility Room Range of wall and base units with laminated worktops over, single bowl sink unit, plumbing for washing machine, LPG gas combi boiler tiled floor.

Master Bedroom 12' 0" x 11' 10" (3.66m x 3.61m) Window to front, radiator.

Ensuite Shower Room Window to side, low level WC, hand basin, shower cubicle with shower over, heated towel rail, part tiling to walls and tiled floor, underfloor heating.

Bedroom 2 11' 9" x 12' 6" (3.58m x 3.81m) Window to front, radiator.

Bedroom 3 8' 7" min x 11' 10" (2.62m x 3.61m) Window to front, fitted wardrobes, radiator.

Family Bathroom Window to side, low level WC, hand basin, feature bath, part tiling to walls, heated towel rail, part tiling to walls and tiled floor, underfloor heating.

OUTSIDE

Front Garden 34 yards x 15 yards with hedges and fence boundaries, mainly laid to lawn, gravelled driveway providing parking for several cars,

Rear Garden 24 yards max x 29 yards max with hedges and fence boundaries, mainly laid to lawn, decking area with covered eating and seating area, patio, flower beds, trees and shrubs, gravelled area.

Double Garage 18' 7" x 16' 10" (5.66m x 5.13m) Double up and over door, personal door, loft storage space, power and lights.

Garden Store Attached to rear of garage.

Gym 9' 0" x 9' 6" (2.74m x 2.90m) Attached to rear of garage, power and light.

Double Car Port



FURTHER DETAILS

Directions Take the Wickwar Road North out of Chipping Sodbury, pass Waitrose on your left and turn right at the roundabout into St Johns Way. Take the third turning on the left and proceed for about 2 miles over the common into the village of Horton. After about 200 yards and just before the sharp right hand bend, turn left into Bushes Lane. Pear Tree Cottage is located after about a quarter of a mile on the right hand side.

Tenure Freehold

Council Tax Band D

Services Mains water, electricity. Private drainage system. LPG gas fired central heating.

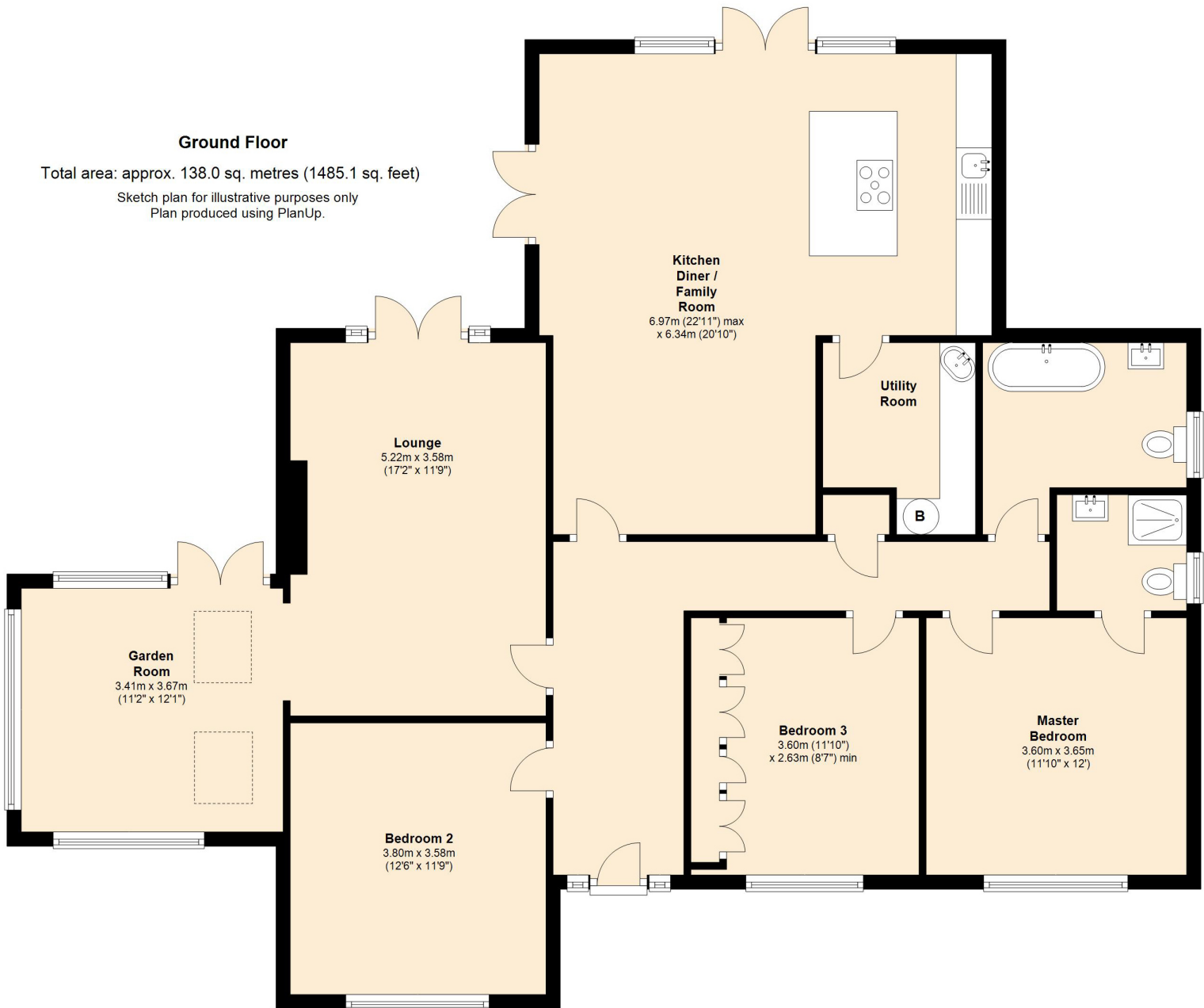
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		60
(39 to 54)	E	39	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Ground Floor

Total area: approx. 138.0 sq. metres (1485.1 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



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